

## MEETING OF SEPTEMBER 5, 2006

### AGENDA ITEM: 6C



Application No.: PA 2006-0067

Application Type: Amendment of General Plan & Zoning Ordinance -  
Establishment of Slope/Density Requirement – R-1A, R-1B, & R1-C  
Single Family Residential Districts

Location: City-wide  
Applicant: City of Belmont

Environmental  
Determination: Exemption per CEQA Section 15183 – *Residential Projects Consistent with a Community Plan, General Plan, or Zoning*, and Categorical Exemption per Section 15308 – *Actions of Regulatory Agencies for the Protection of the Environment*

### Introduction

One of the Community Development Department projects is the consideration of a slope/density requirement for new subdivisions in the R-1A, R-1B, and R-1C Single Family Residential Zoning Districts to determine potential amendments to the Belmont Zoning Ordinance; this was an item added on August 16, 2006 in conjunction with the Council's FY2006-2007 Priority Calendar schedule. Adoption of this enabling legislation would serve to create similar requirements for subdivision review as found in the HRO (Hillside Residential & Open Space) Zoning Districts of the City.

Staff has prepared detailed Zoning Code amendment language relating to establishment of such a slope/density requirement for new subdivisions in these zoning districts as well as corresponding General Plan Amendment language to create consistency; these amendments are offered for consideration by the Planning Commission and adoption by the Council. A public hearing has been noticed for this item.

### Background

The following provides a timeline leading up to Planning Commission consideration of the proposed Slope/Density General Plan & Zoning Code Amendments:

- At the July 25, 2006 City Council meeting, a staff report (see Attachment E) regarding the consideration of application of a slope/density requirement for new subdivisions in the R-1A, R-1B, and R-1C Single Family Residential Zoning Districts was presented to the Council. Based upon Council discussion at this meeting, the Council directed staff to prepare a report evaluating the scope, timing, and legal ramifications of such amendments, in light of the City's adopted 2006-2007 Priority Calendar work programs for the Community

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Development Department and the proposed Anderson Initiative (Proposition 90) – see discussion below.

- At the August 8, 2006 City Council meeting, staff presented a report addressing the Council-requested additional information (See Attachment F). Based upon Council discussion at that meeting, the required votes to modify the Priority Calendar to address this ordinance item were not made.
- At a special meeting of the City Council on August 16, 2006, the Priority Calendar protocols were amended. As a result of such action, the slope/density ordinance was assigned the highest priority for immediate work by staff to prepare General Plan & Zoning Code amendments for review by the Planning Commission and City Council.

## Discussion

### The Anderson Initiative – Proposition 90

A central issue provides the backdrop and necessity for timely and expedient review of the proposed amendments regarding a potential slope/density requirement in the above-described zoning districts. Recently, Proposition 90 (The Anderson Initiative) has been qualified for the November 2006 ballot. The provisions of this proposed Initiative offer constitutional changes in response to recent eminent domain decisions by the U.S. Supreme Court. The measure also includes language that addresses regulatory takings and such potential required compensation when public entities acquire property or diminish its value.

In general, the measure would bar state and local governments from condemning or damaging private property to promote other private uses. In addition, the measure would require compensation whenever government agencies adopt land use, housing, consumer, environmental and workplace regulations that lower the value of property. If approved by the voters, the measure will become effective the day after the election. Thus, if so desired by the City, it is necessary for the Planning Commission and City Council to consider and adopt any land use regulations before November 7, 2006 to avoid the need to potentially defend those new rules under the provisions of Proposition 90.

As such, and given the short time constraints for required public noticing, preparation of Commission and Council staff reports on the proposed amendments, and holding required public hearings on the matter, the necessary time schedule is as follows:

- September 5, 2006 – Planning Commission review and recommendation on the proposed amendments
- September 12, 2006 – City Council review and introduction of the proposed amendments (First Reading of Ordinance)
- September 26, 2006 – City Council Second Reading of Ordinance
- Ordinance Effective Date – October 26, 2006

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Potential Subdividable Lots – R-1A, R-1B & R-1C Districts

A significant effort in the determination of potential General Plan & Zoning Code Amendments regarding consideration of a slope/density requirement centered on the assessment of the number of approximate candidate lots for subdivision in the R-1A, R-1B, and R-1C Single Residential Zoning Districts. There are currently no slope assessment provisions in such zones. The following are the current key minimum requirements for subdivisions:

*Minimum Lot Size* - For the R-1A Zoning District, the minimum lot size requirement is 9,600 square feet. Thus only those lots that are 19,200 square feet or greater are “candidate lots” for subdivision from one to two lots. For R-1B, the minimum lot size is 6,000 square feet, thus only lots 12,000 square feet or greater are potentially subdividable. For R-1C, the minimum lot size is 5,000 square feet, thus 10,000 square feet or greater lots are potentially subdividable. These provisions are noted in Belmont Zoning Ordinance (BZO) Section 4.2.3 (1).

*Minimum Average Lot Width (2)* - For the R-1A District, the minimum average lot width is 70 feet; the R-1B District requires a minimum 60 foot lot width and the R-1C District requires a 50 foot minimum lot width. Thus only those lots which maintain a minimum average width as follows per lot (R-1A – 140 feet, R-1B – 120 feet, and R-1C – 100 feet) meet this second test for potential subdivision. Average lot width is calculated from the resulting area and depth of a lot.

*Minimum Lot Frontage on an Improved Street* - as per Subdivision Ordinance section 4.17 (Lot Frontage), all lots shall have a minimum fifty (50) foot frontage on a dedicated and improved street. Proposed new lots located on a cul-de-sac require less than 50 feet of street frontage (this requirement ranges from 35 to 40 feet). Thus only those lots also meeting the minimum street frontage requirements as described above meet this third test for subdivision candidacy.

In summary, for purposes of this discussion on the proposed amendments (and in concert with the Belmont Zoning Code and Subdivision Ordinance), a lot is a “subdivision candidate lot” if it has the minimum lot size, average width, and street frontage to be split from one to at least two lots. It should be noted that only the minimum requirements of the Subdivision and Zoning Ordinance were evaluated to determine subdivision lot candidacy. Thus in defining the number of Belmont candidate lots in concert with the current subdivision and zoning ordinance requirements as described above, the City’s Geographic Information Systems (GIS) data revealed the following:

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1 BZO Section 4.2.3(a) - SITE AREA, DIMENSION AND DENSITY LIMITATIONS.

*SITE AREA.* The minimum site area shall be as follows: R-1E - one acre; R-1H - 20,000 square feet; R-1A - 9,600 square feet; R-1B - 6,000 square feet; R-1C - 5,000 square feet; provided, however, that in a subdivision in any R-1A District containing not less than 10 acres, the minimum lot area may be reduced to not less than 7,200 square feet in not more than 20 percent of the sites, and further provided that the average of the area of all lots within said subdivision shall not be less than 9,600 square feet.

2 BZO Section 2.85 - LOT WIDTH (AVERAGE) - The area of a lot divided by the lot depth.

*BZO Section 2.78 - LOT DEPTH* - The maximum distance measured perpendicular from the front property to the rear property line.

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In all three districts combined, there are a total of **5,752 lots**; they are broken down as follows:

**R-1A – 608 Lots**

**R-1B – 3,765 Lots**

**R-1C – 1,379 Lots**

Of these properties, there are **86 lots** that meet each of the three criteria: the size requirement (i.e. 19,200, 12,000, or 10,000 sq. ft.), average width requirement (i.e. 140 feet, 120 feet, 100 feet), and minimum lot frontage on a dedicated/improved street requirement (i.e. 100 feet – standard street, 70-80 feet – cul-de-sac street) for potential subdivision into at least two lots.

It should be noted that of these 86 lots, seven are currently completely vacant (i.e. there are no existing structures on-site with an assessed value). The GIS survey also revealed that five of the lots are occupied with existing Religious Assembly (church) uses and one lot is occupied by a five-unit multi-family apartment building (2119 Arthur). One lot contains a Mid-Peninsula Water District Pumping Station (1515 Folger) and one lot is occupied with offices for the Belmont/Redwood Shores School District (2960 Hallmark). The balance of the seventy-one (71) lots are occupied by existing single family residences. The results of the GIS “potentially subdividable” lot survey are provided under Attachment D.

What is the Slope/Density Ordinance about?

Establishment of a slope/density requirement for the R-1A, R-1B & R-1C Districts will add an additional development standard that must be met in the design of a potential subdivision. Quite simply, application of the Ordinance would reduce the number of potentially subdividable lots by requiring larger minimum lot sizes as the slope of a lot increases. The basis and components of the slope/density formula are described in a Table – *R-1A, R-1B, & R-1C Density & Minimum Lot Size Standards* that staff has prepared (See Attachment C). This formula has been crafted in a similar format to the provisions (and associated slope/density table) that was amended for the HRO (Hillside Residential & Open Space) Zoning Districts of the City in April 2002.

Staff has also provided three alternative slope/density ratio tables (See Attachment C) for Commission and Council consideration, should there not be concurrence with the staff recommended slope/density formula.

The proposed Ordinance change will not affect the vast majority of existing R-1A, R-1B, and R-1C properties as follows:

- All currently allowable uses (either by right or conditionally permitted) for the R-1 Districts will remain.
- The ordinance does not impose any additional restrictions on a property owner improving or adding onto their existing single family dwelling.
- The maximum allowable floor area for a single family dwelling (which is determined via a

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floor area ratio based on lot slope and size) will be unchanged.

- The Ordinance does not impose any additional restrictions on a property owner seeking a Floor Area Exception in association with an addition for their dwelling.
- The Ordinance will not render existing “unsubdividable” lots nonconforming relative to their lot size, lot width, or existing dwelling setbacks for the property.

All other R-1A, R-1B, and R-1C Belmont Zoning Ordinance development standards for existing single family dwellings would be unchanged by the Ordinance. In summary, the proposed General Plan & Zoning Code Amendments will only affect *new subdivisions* in these respective zoning districts.

Current Ordinance – Site Area, Dimension, and Density Limitations – R-1A, R-1B, & R-1C Districts.

As discussed earlier, at issue is the lack of slope/density standards in the review of a potentially subdividable lot in the R-1A, R-1B, and R-1C Single Family Residential Zoning Districts. The specific Belmont Zoning Ordinance (BZO) ordinance language in question is as follows:

*BZO Section 4.2.3 - SITE AREA, DIMENSION AND DENSITY LIMITATIONS.*

*(a) SITE AREA. The minimum site area shall be as follows: R-1E - one acre; R-1H - 20,000 square feet; R-1A - 9,600 square feet; R-1B - 6,000 square feet; R-1C - 5,000 square feet; provided, however, that in a subdivision in any R-1A District containing not less than 10 acres, the minimum lot area may be reduced to not less than 7,200 square feet in not more than 20 percent of the sites, and further provided that the average of the area of all lots within said subdivision shall not be less than 9,600 square feet.*

Amendments to Section 4.2.3(a) would allow for establishment of the slope/density formula for new subdivisions in the aforementioned R-1A, R-1B, and R-1C zoning districts.

*(c) SITE FRONTAGE. All lots shall maintain a minimum street frontage of not less than 30 feet.*

Amendments to Section 4.2.3(c) would eliminate an inconsistency in Belmont’s Subdivision Ordinance (Ordinance 530) which mandates a minimum lot frontage on an improved/dedicated street of fifty (50) feet.

**Zone Text Amendment**

Staff recommends the Commission forward to the City Council the amendments for adoption as follows:

1. Amend Section 4.2.3 (Site Area, Dimension and Density Limitations) of the Belmont Zoning Code as follows (new text is denoted in **bold**, and text to be deleted is denoted in ~~strikeout~~):

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*(a) SITE AREA. The minimum site area shall be as follows: R-1E - one acre; R-1H - 20,000 square feet; R-1A - 9,600 square feet; R-1B - 6,000 square feet; R-1C - 5,000 square feet; provided, however, that in a subdivision in any R-1A District containing not less than 10 acres, the minimum lot area may be reduced to not less than 7,200 square feet in not more than 20 percent of the sites, and further provided that the average of the area of all lots within said subdivision shall not be less than 9,600 square feet. Each R-1A, R-1B, and R-1C district lot proposed for new land division shall comply with the maximum allowed residential dwelling unit density and minimum lot sizes computed in accordance with the applicable provisions of the Slope/Density Table in this Section. The maximum allowable densities and the minimum allowable lot sizes shall be based upon net land area (after subtracting public street rights of way and vehicular access easements). Lot slope shall be calculated using the formula from the definitions section of Ordinance 360 and lot slopes ending in ½% or more shall be rounded to the next highest whole number. Each lot created by subdivision, or any remainder parcel associated with a subdivision, shall individually meet the minimum lot size standard based upon that lot's particular slope. The allowable density indicated, however, does not preclude the hearing body from determining that a lower density, or larger lots, from that indicated is required to meet the purpose of this ordinance and the goals and policies of the General Plan.*

*(c) SITE FRONTAGE. All R-1A, R-1B, and R-1C district lots created by new land division shall maintain a minimum street frontage of not less than 30 50 feet. R-1A, R-1B, and R-1C district cul-de-sac lots created by new land division shall comply with minimum street frontage standards established in the City's Subdivision Ordinance (Ordinance 530).*

**TABLE 1 – SLOPE/DENSITY**

**R-1A, R-1B, & R-1C DENSITY AND MINIMUM LOT SIZE STANDARDS –  
NEW SUBDIVISIONS**

| <b>AVERAGE LOT<br/>SLOPE</b> | <b>DWELLINGS<br/>PER NEW ACRE</b> | <b>MINIMUM<br/>LOT SIZE</b> |
|------------------------------|-----------------------------------|-----------------------------|
| <b>1 – 10%</b>               | <b>2.904</b>                      | <b>15,146</b>               |
| <b>11%</b>                   | <b>2.714</b>                      | <b>16,050</b>               |
| <b>12%</b>                   | <b>2.548</b>                      | <b>17,096</b>               |
| <b>13%</b>                   | <b>2.400</b>                      | <b>18,150</b>               |
| <b>14%</b>                   | <b>2.268</b>                      | <b>19,207</b>               |
| <b>15%</b>                   | <b>2.152</b>                      | <b>20,242</b>               |
| <b>16%</b>                   | <b>2.046</b>                      | <b>21,291</b>               |
| <b>17%</b>                   | <b>1.816</b>                      | <b>23,987</b>               |
| <b>18%</b>                   | <b>1.632</b>                      | <b>26,691</b>               |
| <b>19%</b>                   | <b>1.482</b>                      | <b>29,393</b>               |
| <b>20%</b>                   | <b>1.358</b>                      | <b>32,077</b>               |
| <b>21%</b>                   | <b>1.252</b>                      | <b>34,793</b>               |

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|                      |              |                |
|----------------------|--------------|----------------|
| <b>22%</b>           | <b>1.162</b> | <b>37,487</b>  |
| <b>23%</b>           | <b>1.084</b> | <b>40,185</b>  |
| <b>24%</b>           | <b>1.016</b> | <b>42,874</b>  |
| <b>25%</b>           | <b>.956</b>  | <b>45,565</b>  |
| <b>26%</b>           | <b>.896</b>  | <b>48,616</b>  |
| <b>27%</b>           | <b>.844</b>  | <b>51,612</b>  |
| <b>28%</b>           | <b>.798</b>  | <b>54,587</b>  |
| <b>29%</b>           | <b>.756</b>  | <b>57,619</b>  |
| <b>30%</b>           | <b>.718</b>  | <b>60,669</b>  |
| <b>31%</b>           | <b>.684</b>  | <b>63,684</b>  |
| <b>32%</b>           | <b>.630</b>  | <b>69,143</b>  |
| <b>33%</b>           | <b>.584</b>  | <b>74,589</b>  |
| <b>34%</b>           | <b>.542</b>  | <b>80,369</b>  |
| <b>35%</b>           | <b>.486</b>  | <b>89,630</b>  |
| <b>36%</b>           | <b>.440</b>  | <b>99,000</b>  |
| <b>37%</b>           | <b>.402</b>  | <b>108,358</b> |
| <b>38%</b>           | <b>.368</b>  | <b>118,370</b> |
| <b>39%</b>           | <b>.342</b>  | <b>127,369</b> |
| <b>40%</b>           | <b>.318</b>  | <b>136,981</b> |
| <b>41%</b>           | <b>.290</b>  | <b>150,207</b> |
| <b>42%</b>           | <b>.266</b>  | <b>163,760</b> |
| <b>43%</b>           | <b>.246</b>  | <b>177,073</b> |
| <b>44%</b>           | <b>.230</b>  | <b>189,392</b> |
| <b>45% AND ABOVE</b> | <b>.216</b>  | <b>201,667</b> |

Result of the Proposed Slope/Density Requirement – “Potentially Subdividable Lots”

To more easily visualize the proposed establishment of the staff-recommended slope density table in concert with a “potentially subdividable lot”, the following is the application of a range of hypothetical lots for the R-1A, R-1B, and R-1C Districts:

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**LOT SIZE = 21,780 square feet (one half-acre)**

| SLOPE | Maximum Number of Dwellings |               |               | Minimum lot size |               |               |
|-------|-----------------------------|---------------|---------------|------------------|---------------|---------------|
|       | Proposed                    | Alternative A | Alternative B | Proposed         | Alternative A | Alternative B |
| 10%   | 1                           | 2             | 1             | 15,146           | 10,000        | 20,000        |
| 25%   | 1                           | 1             | 1             | 45,565           | 30,400        | 60,800        |
| 35%   | 1                           | 1             | 1             | 89,630           | 59,700        | 119,400       |
| 45%   | 1                           | 1             | 1             | 201,667          | 134,000       | 268,000       |

**LOT SIZE = 43,560 square feet (1 acre)**

| SLOPE | Maximum Number of Dwellings |               |               | Minimum lot size |               |               |
|-------|-----------------------------|---------------|---------------|------------------|---------------|---------------|
|       | Proposed                    | Alternative A | Alternative B | Proposed         | Alternative A | Alternative B |
| 10%   | 2                           | 4             | 1             | 15,146           | 10,000        | 20,000        |
| 25%   | 1                           | 1             | 1             | 45,565           | 30,400        | 60,800        |
| 35%   | 1                           | 1             | 1             | 89,630           | 59,700        | 119,400       |
| 45%   | 1                           | 1             | 1             | 201,667          | 134,000       | 268,000       |

**LOT SIZE = 87,120 square feet (2.0 acres)**

| SLOPE | Maximum Number of dwellings |               |               | Minimum lot size |               |               |
|-------|-----------------------------|---------------|---------------|------------------|---------------|---------------|
|       | Proposed                    | Alternative A | Alternative B | Proposed         | Alternative A | Alternative B |
| 10%   | 5                           | 8             | 4             | 15,146           | 10,000        | 20,000        |
| 25%   | 1                           | 2             | 1             | 45,565           | 30,400        | 60,800        |
| 35%   | 1                           | 1             | 1             | 89,630           | 59,700        | 119,400       |
| 45%   | 1                           | 1             | 1             | 201,667          | 134,000       | 268,000       |

In summary, the practical application of the staff-recommended slope/density ratio on the identified 86 “potentially subdividable lots” would result in only five lots being able to be subdivided to create additional lots. These lots currently consist of four properties occupied by Religious Assembly Uses, and one property occupied by an existing single family dwelling. The balance of the lots (81) would be rendered unsubdividable based upon the staff-proposed slope/density table in concert with their current lot size and corresponding slope range as determined by the GIS study. As discussed earlier, staff has provided three alternative slope/density ratio tables (See Attachment C) for Commission and Council consideration.

**Required Finding – Zoning Code Amendments**

The only required finding for a Zoning Ordinance amendment is that it must “...achieve the objectives of the Zoning Plan and the General Plan for the City” (Section 16.5). Staff notes that there is no Zoning Plan, per se; however, the Zoning Ordinance contains a purpose statement (Section 1.1) that represents the objectives of the City’s zoning regulations:



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*1.1 PURPOSE – The following regulations for the zoning of land within the City are hereby adopted to promote and protect the public health, safety, peace, comfort, convenience and general welfare, and to provide a precise guide for the physical development of the City.*

The objectives of the Belmont General Plan are contained in its “General Community Goals and Policies”, several of which (listed below) are affected by this proposal. As noted above, the Commission must determine that they are achieved by the proposed amendment language.

**GENERAL COMMUNITY GOALS AND POLICIES**

Goal 1015.2

*“To preserve and enhance the attractive, family-oriented and tranquil quality of Belmont’s residential neighborhoods”.*

Goal 1015.3

*“To preserve significant open spaces, trees, views, waterways, wildlife habitats, and other features of the natural environment.”*

Goal 1015.4

*“To maintain and enhance the appearance of the City through controlling the location, timing, design and landscaping of new development and encouraging renovation of older areas.”*

Goal 1015.7

*“To guide the timing and location of growth and development to ensure the availability of services and protection of sensitive natural environments.”*

Policy 1016.1

*“New development should be of a scale and character compatible with surrounding land uses and Belmont’s small city environment.”*

Policy 1016.2

*“Intensity of use of land as measured by such factors as parcel size, population density, building coverage, extent of impervious surfaces, public service requirement parking requirements, and traffic movements should be based on the following general principles:*

- a. Intensity of land use should decrease as steepness of terrain and distance from major thoroughfares increase.*
- b. The lowest intensities of use should occur on the steep hillsides to limit storm runoff, prevent increased erosion, avoid unstable slopes, protect vegetation and watersheds and maintain scenic qualities.*
- c. Intensity of use of individual parcels and buildings should be governed by considerations of existing development patterns, water and air quality, accessibility, traffic generation, parking noise, fire safety drainage, natural hazards, resource*

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*conservation and aesthetics.*

- d. *Intensity of land use should be regulated according to the availability of community facilities and services.”*

Policy 1016.6

*“Natural features, such as ridgelines, canyons, steep hillsides, meadows, streamsides and significant stands of trees, should be preserved and protected through planning, conservation practices and, where appropriate, the dedication of open space or scenic easements.”*

Residential Land Use Goal 2006.4

*“To systematically control the timing and location of new housing development to coincide with the availability of public services and to protect existing residential neighborhoods and the natural environment.”*

Residential Land Use Goal 2006.5

*“To enhance the appearance of new housing development through site planning, design, and landscaping.”*

Residential Land Use Goal 2006.6

*“To ensure that residential development occurs in areas of low risk from geologic and hydrologic hazards.”*

Residential Land Use Policy 2007.3

*“Residential densities should decrease as steepness of terrain increases as follows:*

- a. *The highest densities should be located on the flatter portions of the community in or near the Central Business District, close to local shopping, services, employment, transportation and other local facilities. Densities should decrease as the distance from these facilities increases.*
- b. *The lowest densities should be located on hillsides where it is necessary to limit storm runoff, prevent erosion, preserve existing vegetation, protect watersheds, avoid potentially unstable ground, avoid high fire hazard areas, and maintain the scenic qualities of the area. In addition to residences, residential areas may contain normal accessory uses, recreation facilities and, under appropriate controls, institutions and facilities such as churches, schools, youth and senior centers and nursing homes”*

Open Space Policy 2071

1. *Areas hazardous to the public safety and welfare should be retained as open space. Areas that fall into this category include:*

- a. *Hillsides generally over 30 percent slope.*
- b. *Fault zones – bands on either side of known fault traces sufficient to include lands of*

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- probable ground rupture.*
- c. *Areas of geologic instability*
- d. *Flood hazard areas*

### General Plan Consistency with Zone Text Amendments

As mentioned previously, amendments to the R-1A, R-1B, and R-1C development standards of the Zoning Code to establish a slope/density requirement for new subdivisions must be consistent with the policies of the General Plan. Thus, staff conducted policy analysis to determine if associated amendments to the General Plan were required. General Plan language establishing specific density limits in the General Plan areas for R-1A, R-1B, and R-1C designated areas are required to be amended to maintain consistency with the proposed development standards in the Zoning Code. As such, the General Plan Sections (2008 & 2011) necessitating amendment are as follows (new text is denoted in **bold**):

2008 *The Land Use-Open Space Element provides for three basic categories of residential use varying in housing type and density of development expressed as the number of housing units per gross residential acre. These categories and their associated zoning districts are:*

| <i><u>Residential Land<br/>Use Categories</u></i> | <i><u>Density*<br/>(Units Per<br/>Gross Acre)</u></i> | <i><u>Applicable**<br/>Zoning<br/>Districts</u></i> |
|---|---|---|
| <i>Low Density</i>                                | <i>1 - 7</i>  | <i>R-1E, R-1H, R-1A, R-1B, R-1C</i>                 |
| <i>Medium Density</i>                             | <i>8 - 20</i>   | <i>R-2, R-3</i>                                     |
| <i>High Density</i>                               | <i>21 - 30</i>  | <i>R-4</i>  |

***\*Each R-1A, R-1B, and R-1C district lot proposed for new land division shall comply with the maximum allowed residential dwelling unit density and minimum lot sizes computed in accordance with the applicable provisions of the Slope/Density Table in Section 4.2.3 of the Belmont Zoning Ordinance.***

2011 *Low Density Residential. The low-density residential designation applies to the use of land primarily for single-family detached residences. The designation also includes clustered townhouse developments where the overall housing density does not exceed seven units per gross acre. Several subcategories of low-density residential land use have been created to reflect variations in existing development patterns and natural characteristics in the Planning Area. The subcategories and their relationship to zoning designations are listed below:*

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| <i>Land Use Designation<br/>Maximum Density<br/>(Units per Gross Acre)</i> | <i>Zoning**<br/>District<br/>Reference</i> | <i>Minimum Net***<br/>Lot<br/>Area</i> |
|--|--|--|
| <i>1</i>   | <i>R-1E</i>                                | <i>1 acre</i>                          |
| <i>up to 2</i>   | <i>R-1H</i>                                | <i>20,000 sq. ft.</i>                  |
| <i>up to 3</i>   | <i>R-1A</i>                                | <i>9,600 sq. ft.</i>                   |
| <i>up to 5</i>   | <i>R-1B</i>                                | <i>6,000 sq. ft.</i>                   |
| <i>up to 7</i>   | <i>R-1C</i>                                | <i>5,000 sq. ft.</i>                   |

*\*\*These zoning designations, and all other zoning designations included in this plan, are provided for reference and may change as actions are taken to implement specific proposals in this plan.*

*\*\*\* Each R-1A, R-1B, and R-1C district lot proposed for new land division shall comply with the maximum allowed residential dwelling unit density and minimum lot sizes computed in accordance with the applicable provisions of the Slope/Density Table in Section 4.2.3 of the Belmont Zoning Ordinance. Net area means the area of a parcel exclusive of lands for public or private roads.*

### **Required Finding – General Plan Amendments**

The only required finding for an amendment to the General Plan is the determination that it “...is required to achieve the goals and objectives of the City” (Excerpt - BZO Section 20.7). City objectives are largely formulated through goals and policies of the General Plan; there is no other single policy document that better illustrates what the vision and long term plan of the City will be. Essentially the two types of amendments (General Plan & Zoning Code) findings speak of the same issues – in determining their appropriateness (and whether it is *required*), there must be General Plan consistency.

Furthermore, California Government Code Section 65860 requires a City zoning ordinance to be consistent with the City General Plan. Specifically, “the various land uses authorized by the ordinance are compatible with the objectives, policies, general land uses, and programs specified in the plan”. In addition, Section 65863.6 requires the City to consider the effect of ordinance on the housing needs of the region and to balance those needs against the public service needs of its residents and available fiscal and environmental resources.

The proposed amendments to reduce density on R-1A, R-1B, & R-1C-zoned “potentially subdividable” properties would, by its terms, further limit the number housing units allowable on undeveloped properties. However, the amendments are consistent with the General Plan and Area Plan policies regarding the protection of the health, safety, and welfare of the City by:

## STAFF REPORT

RE: General Plan & Zoning Ordinance Amendments – Slope/Density Requirements – R-1A, R-1B & R-1C Districts  
September 5, 2006  
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- ◆ preserving open space
- ◆ reducing development potential in areas of geologic instability
- ◆ moderating development on hillsides with significant (20-30 percent and above) slope

The major issues surrounding the reduction of density and intensity to further the goals of the Belmont General Plan include geotechnical constraints and geologic hazards, protection of natural resources, open space and public views.

Staff believes the proposed revisions to the R-1A, R-1B, and R-1C development standards in the review of new subdivisions helps achieve the aforementioned goals and policies. Specifically, creating a slope/density requirement for subdivisions in the aforementioned zoning districts provides for site- and case-specific review of issues raised in the General Community Goals and Policies cited above related to:

- location, timing, and design of new development
- compatibility, scale, and character of development
- intensity of property use

By establishing more current and comprehensive development standards for single family residential subdivisions, the proposed amendments would generally be more responsive to the physical environment, existing development, and needs of the community. Staff further believes the draft amendment language would assist in maintaining local control over the size, scope, and character of single family residential subdivision projects. The proposed amendments support protecting and promoting the comfort, convenience, and general welfare of those who live and work in Belmont, and advance the goal of providing a precise guide for physical development of the city.

### **Public Notice**

The City placed a public notice display ad in the San Mateo Times (local newspaper of general circulation) as per Section 16.4.1 (Amendments) of the BZO on August 26, 2006, for the scheduled public hearing by the Planning Commission on September 5, 2006.

### **Environmental Clearance (CEQA)**

The proposed Zone Text Amendments are subject to environmental review under the provisions of the California Environmental Quality Act (CEQA). Based on the increasing control this proposed amendment would place over single family residential subdivisions, staff has concluded that the proposed project would be Exempt under CEQA Section 15183 – Residential Projects Consistent with a Community Plan, General Plan, or Zoning, and Categorically Exempt under CEQA Section 15308 – Actions of Regulatory Agencies for the Protection of the Environment.

### **Conclusion**

STAFF REPORT

RE: General Plan & Zoning Ordinance Amendments – Slope/Density Requirements – R-1A, R-1B & R-1C Districts  
September 5, 2006  
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Based on this analysis, staff has concluded that the aforementioned amendments to Belmont Zoning Ordinance Sections 4.2.3(a) & (c) - *Site Area, Dimension and Density Limitations* and General Plan Section 2008 (*Residential Land Use – Description*) and Section 2011 (*Low Density Areas*) as discussed in this staff report, achieves the objectives of the Zoning Plan and General Plan for the City. Resolutions recommending this position to the City Council are attached for Commission review and adoption.

**Attachments**

- A. Draft Planning Commission resolution recommending City Council adoption of General Plan Amendments
- B. Draft Planning Commission resolution recommending City Council adoption of Zone Text Amendments
- C. Staff Recommended Slope/Density Table & Three Alternative Slope/Density Tables (A, B, & C)
- D. GIS Data – Potentially Subdividable Lots – R-1 Districts & Effect of Proposed Amendments
- E. City Council Staff Report – July 25, 2006
- F. City Council Staff Report – August 8, 2006
- G. GIS Map – Potentially Subdividable Lots – R-1 Districts (Commission Only)

Respectfully submitted,

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Carlos de Melo  
Community Development Director

**PLEASE NOTE:** Attachments E and F are not included as part of this document but are available on the City of Belmont Web site under City Council Staff Reports for the respective dates. Attachment G is also not included as part of this document. Please contact the Community Development Department at (650) 595-7417 for more information on viewing this attachment.

# ATTACHMENT A

RESOLUTION NO. 2006 - \_\_\_\_\_

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF BELMONT  
RECOMMENDING AMENDMENTS TO THE CITY COUNCIL FOR  
SECTIONS 2008 (RESIDENTIAL LAND USE) & 2011 (LOW DENSITY RESIDENTIAL)  
OF THE BELMONT GENERAL PLAN TO ESTABLISH A SLOPE/DENSITY REQUIREMENT  
FOR NEW SUBDIVISIONS IN THE R-1A, R-1B, AND R-1C SINGLE FAMILY RESIDENTIAL  
ZONING DISTRICTS

WHEREAS, on August 16, 2006, the City Council directed staff to evaluate establishment of a slope/density requirement for new subdivisions in the R-1A, R-1B, and R-1C Single Family Residential Zoning Districts for Commission consideration of possible amendments to Sections 2008 (Residential Land Use) and 2011 (Low Density Residential) of the Belmont General Plan; and,

WHEREAS, on September 5, 2006, the Planning Commission, following notification in the prescribed manner, conducted a public hearing, at which hearing the Commission considered public testimony and a staff report on amendments to Sections 2008 (Residential Land Use) and 2011 (Low Density Residential) of the Belmont General Plan; and,

WHEREAS, the Planning Commission did hear and use their independent judgment and considered all said reports, recommendations and testimony herein above set forth.

WHEREAS, the Planning Commission hereby adopts the staff report (dated September 5, 2006) and the facts contained therein as its own findings of fact; and,

WHEREAS, the Planning Commission finds the proposed amendments to be pursuant to CEQA Section 15183 – *Residential Projects Consistent with a Community Plan, General Plan, or Zoning*, and Categorically Exempt pursuant to CEQA Section 15308 – *Actions of Regulatory Agencies for the Protection of the Environment*; and,

WHEREAS, the Planning Commission after consideration of all testimony and staff reports hereby determines that the proposed amendments to Sections 2008 (Residential Land Use) and 2011 (Low Density Residential) of the Belmont General Plan to establish a slope/density requirement for new subdivisions in the R-1A, R-1B, and R-1C Single Family Residential Zoning Districts are required to achieve the goals and objectives of the City. These amendments would provide for more current and comprehensive development standards for single family subdivision projects in the aforementioned zoning districts, and support protecting and promoting the comfort, convenience, and general welfare of the community, advancing the goal of providing a precise guide for physical development of the city, and fulfilling the Goals and Policies of the General Plan.

NOW THEREFORE, BE IT RESOLVED that the Planning Commission recommends the City Council amend Sections 2008 (Residential Land Use) and 2011 (Low Density Residential) of the Belmont General Plan:

1. Belmont General Plan Section 2008 shall be revised to read as follows:

2008 *The Land Use-Open Space Element provides for three basic categories of residential use varying in housing type and density of development expressed as the number of housing units per gross residential acre. These categories and their associated zoning districts are:*

| <u>Residential Land<br/>Use Categories</u> | <u>Density*<br/>(Units Per<br/>Gross Acre)</u> | <u>Applicable**<br/>Zoning<br/>Districts</u> |
|--|--|--|
| <i>Low Density</i>                         | <i>1 - 7</i>                                   | <i>R-1E, R-1H, R-1A<br/>R-1B, R-1C</i>       |
| <i>Medium Density</i>                      | <i>8 - 20</i>                                  | <i>R-2, R-3</i>                              |
| <i>High Density</i>                        | <i>21 - 30</i>                                 | <i>R-4</i>                                   |

*\*Each R-1A, R-1B, and R-1C district lot proposed for new land division shall comply with the maximum allowed residential dwelling unit density and minimum lot sizes computed in accordance with the applicable provisions of the Slope/Density Table in Section 4.2.3 of the Belmont Zoning Ordinance.*

2. Belmont General Plan Section 2011 shall be revised to read as follows:

2012 *Low Density Residential.* *The low-density residential designation applies to the use of land primarily for single-family detached residences. The designation also includes clustered townhouse developments where the overall housing density does not exceed seven units per gross acre. Several subcategories of low-density residential land use have been created to reflect variations in existing development patterns and natural characteristics in the Planning Area. The subcategories and their relationship to zoning designations are listed below:*

| <u>Land Use Designation<br/>Maximum Density<br/>(Units per Gross Acre)</u> | <u>Zoning**<br/>District<br/>Reference</u> | <u>Minimum Net***<br/>Lot</u> | <u>Area</u> |
|--|--|-------------------------------|-------------|
| <i>1</i>   | <i>R-1E</i>                                | <i>1 acre</i>                 |             |
| <i>up to 2</i>   | <i>R-1H</i>                                | <i>20,000 sq. ft.</i>         |             |
| <i>up to 3</i>   | <i>R-1A</i>                                | <i>9,600 sq. ft.</i>          |             |
| <i>up to 5</i>   | <i>R-1B</i>                                | <i>6,000 sq. ft.</i>          |             |
| <i>up to 7</i>   | <i>R-1C</i>                                | <i>5,000 sq. ft.</i>          |             |

*\*\*These zoning designations, and all other zoning designations included in this plan, are provided for reference and may change as actions are taken to implement specific proposals in this plan.*

*\*\*\*Each R-1A, R-1B, and R-1C district lot proposed for new land division shall comply with the maximum allowed residential dwelling unit density and minimum lot sizes computed in accordance with the applicable provisions of the Slope/Density Table in Section 4.2.3 of the Belmont Zoning Ordinance. Net area means the area of a parcel exclusive of lands for public*



*or private roads.*

\* \* \* \* \*

I hereby certify that the foregoing resolution was passed and adopted by the Planning Commission of the City of Belmont at a regular meeting held on September 5, 2006 by the following vote:

AYES,  
COMMISSIONERS: \_\_\_\_\_  
NOES,  
COMMISSIONERS: \_\_\_\_\_  
ABSENT,  
COMMISSIONERS: \_\_\_\_\_  
ABSTAIN,  
COMMISSIONERS: \_\_\_\_\_  
RECUSED,  
COMMISSIONERS: \_\_\_\_\_

\_\_\_\_\_  
Carlos de Melo  
Planning Commission Secretary

# ATTACHMENT B

RESOLUTION NO. 2006 - \_\_\_\_\_

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF BELMONT  
RECOMMENDING AMENDMENTS TO THE CITY COUNCIL FOR  
SECTIONS 4.2.3 (a) & (c) (SITE AREA, DIMENSION, AND DENSITY LIMITATIONS)  
OF BELMONT ZONING ORDINANCE NUMBER 360 TO ESTABLISH A SLOPE/DENSITY  
REQUIREMENT FOR NEW SUBDIVISIONS IN THE R-1A, R-1B, AND R-1C SINGLE  
FAMILY RESIDENTIAL ZONING DISTRICTS

WHEREAS, on August 16, 2006, the City Council directed staff to evaluate establishment of a slope/density requirement for new subdivisions in the R-1A, R-1B, and R-1C Single Family Residential Zoning Districts for Commission consideration of possible amendments to Sections 4.2.3 (a) and (c) (Site Area, Dimension, and Density Limitations) of the Belmont Zoning Ordinance; and,

WHEREAS, on September 5, 2006, the Planning Commission, following notification in the prescribed manner, conducted a public hearing, at which hearing the Commission considered public testimony and a staff report on amendments to Sections 4.2.3 (a) and (c) (Site Area, Dimension, and Density Limitations) of the Zoning Ordinance; and,

WHEREAS, the Planning Commission did hear and use their independent judgment and considered all said reports, recommendations and testimony herein above set forth.

WHEREAS, the Planning Commission hereby adopts the staff report (dated September 5, 2006) and the facts contained therein as its own findings of fact; and,

WHEREAS, the Planning Commission finds the proposed amendments to be pursuant to CEQA Section 15183 – *Residential Projects Consistent with a Community Plan, General Plan, or Zoning*, and Categorical Exempt pursuant to CEQA Section 15308 – *Actions of Regulatory Agencies for the Protection of the Environment*; and,

WHEREAS, the Planning Commission after consideration of all testimony and staff reports hereby determines that the proposed amendments to Sections 4.2.3 (a) and (c) (Site Area, Dimension, and Density Limitations) of the Belmont Zoning Ordinance to establish a slope/density requirement for new subdivisions in the R-1A, R-1B, and R-1C Single Family Residential Zoning Districts achieves the objectives of the Zoning Plan and the General Plan for the City. These amendments would provide for more current and comprehensive development standards for single family subdivision projects in the aforementioned zoning districts, and support protecting and promoting the comfort, convenience, and general welfare of the community, advancing the goal of providing a precise guide for physical development of the city, and fulfilling the Goals and Policies of the General Plan.

NOW THEREFORE, BE IT RESOLVED that the Planning Commission recommends the City Council amend Section 4.2.3 (a) & (c) (Site Area, Dimension, and Density Limitations) of the Belmont Zoning Code:

3. Zoning Code Section 4.2.3 shall be revised to read as follows:

*(a) SITE AREA. The minimum site area shall be as follows: R-1E - one acre; R-1H - 20,000 square feet; R-1A - 9,600 square feet; R-1B - 6,000 square feet; R-1C - 5,000 square feet; provided, however, that each R-1A, R-1B, and R-1C district lot proposed for new land division shall comply with the maximum allowed residential dwelling unit density and minimum lot sizes computed in accordance with the applicable provisions of the Slope/Density Table in this Section. The maximum allowable densities and the minimum allowable lot sizes shall be based upon net land area (after subtracting public street rights of way and vehicular access easements). Lot slope shall be calculated using the formula from the definitions section of Ordinance 360 and lot slopes ending in ½% or more shall be rounded to the next highest whole number. Each lot created by subdivision, or any remainder parcel associated with a subdivision, shall individually meet the minimum lot size standard based upon that lot's particular slope. The allowable density indicated, however, does not preclude the hearing body from determining that a lower density, or larger lots, from that indicated is required to meet the purpose of this ordinance and the goals and policies of the General Plan.*

*(c) SITE FRONTAGE. All R-1A, R-1B, and R-1C district lots created by new land division shall maintain a minimum street frontage of not less than 50 feet. R-1A, R-1B, and R-1C district cul-de-sac lots created by new land division shall comply with minimum street frontage standards established in the City's Subdivision Ordinance (Ordinance 530).*

**TABLE 1 – SLOPE/DENSITY**

**R-1A, R-1B, & R-1C DENSITY AND MINIMUM LOT SIZE STANDARDS – NEW SUBDIVISIONS**

| <b>AVERAGE LOT SLOPE</b> | <b>DWELLINGS PER NEW ACRE</b> | <b>MINIMUM LOT SIZE</b> |
|--------------------------|-------------------------------|-------------------------|
| <i>1 – 10%</i>           | <i>2.904</i>                  | <i>15,146</i>           |
| <i>11%</i>               | <i>2.714</i>                  | <i>16,050</i>           |
| <i>12%</i>               | <i>2.548</i>                  | <i>17,096</i>           |
| <i>13%</i>               | <i>2.400</i>                  | <i>18,150</i>           |
| <i>14%</i>               | <i>2.268</i>                  | <i>19,207</i>           |
| <i>15%</i>               | <i>2.152</i>                  | <i>20,242</i>           |
| <i>16%</i>               | <i>2.046</i>                  | <i>21,291</i>           |
| <i>17%</i>               | <i>1.816</i>                  | <i>23,987</i>           |
| <i>18%</i>               | <i>1.632</i>                  | <i>26,691</i>           |
| <i>19%</i>               | <i>1.482</i>                  | <i>29,393</i>           |
| <i>20%</i>               | <i>1.358</i>                  | <i>32,077</i>           |
| <i>21%</i>               | <i>1.252</i>                  | <i>34,793</i>           |
| <i>22%</i>               | <i>1.162</i>                  | <i>37,487</i>           |
| <i>23%</i>               | <i>1.084</i>                  | <i>40,185</i>           |
| <i>24%</i>               | <i>1.016</i>                  | <i>42,874</i>           |
| <i>25%</i>               | <i>.956</i>                   | <i>45,565</i>           |
| <i>26%</i>               | <i>.896</i>                   | <i>48,616</i>           |
| <i>27%</i>               | <i>.844</i>                   | <i>51,612</i>           |

|               |      |         |
|---------------|------|---------|
| 28%           | .798 | 54,587  |
| 29%           | .756 | 57,619  |
| 30%           | .718 | 60,669  |
| 31%           | .684 | 63,684  |
| 32%           | .630 | 69,143  |
| 33%           | .584 | 74,589  |
| 34%           | .542 | 80,369  |
| 35%           | .486 | 89,630  |
| 36%           | .440 | 99,000  |
| 37%           | .402 | 108,358 |
| 38%           | .368 | 118,370 |
| 39%           | .342 | 127,369 |
| 40%           | .318 | 136,981 |
| 41%           | .290 | 150,207 |
| 42%           | .266 | 163,760 |
| 43%           | .246 | 177,073 |
| 44%           | .230 | 189,392 |
| 45% AND ABOVE | .216 | 201,667 |

\* \* \* \* \*

I hereby certify that the foregoing resolution was passed and adopted by the Planning Commission of the City of Belmont at a regular meeting held on September 5, 2006 by the following vote:

AYES,  
 COMMISSIONERS: \_\_\_\_\_  
 NOES,  
 COMMISSIONERS: \_\_\_\_\_  
 ABSENT,  
 COMMISSIONERS: \_\_\_\_\_  
 ABSTAIN,  
 COMMISSIONERS: \_\_\_\_\_  
 RECUSED,  
 COMMISSIONERS: \_\_\_\_\_

\_\_\_\_\_  
 Carlos de Melo  
 Planning Commission Secretary

# ATTACHMENT C - RECOMMENDED SLOPE/DENSITY RATIO

## R-1A, R-1B, & R-1C DENSITY AND MINIMUM LOT SIZE STANDARDS – NEW SUBDIVISIONS – 15K MIN LOT SIZE

| AVERAGE LOT<br>SLOPE | DWELLINGS<br>PER NEW ACRE | MINIMUM<br>LOT SIZE |
|----------------------|---------------------------|---------------------|
| 1 – 10%              | 2.904                     | 15,146              |
| 11%                  | 2.714                     | 16,050              |
| 12%                  | 2.548                     | 17,096              |
| 13%                  | 2.400                     | 18,150              |
| 14%                  | 2.268                     | 19,207              |
| 15%                  | 2.152                     | 20,242              |
| 16%                  | 2.046                     | 21,291              |
| 17%                  | 1.816                     | 23,987              |
| 18%                  | 1.632                     | 26,691              |
| 19%                  | 1.482                     | 29,393              |
| 20%                  | 1.358                     | 32,077              |
| 21%                  | 1.252                     | 34,793              |
| 22%                  | 1.162                     | 37,487              |
| 23%                  | 1.084                     | 40,185              |
| 24%                  | 1.016                     | 42,874              |
| 25%                  | .956                      | 45,565              |
| 26%                  | .896                      | 48,616              |
| 27%                  | .844                      | 51,612              |
| 28%                  | .798                      | 54,587              |
| 29%                  | .756                      | 57,619              |
| 30%                  | .718                      | 60,669              |
| 31%                  | .684                      | 63,684              |
| 32%                  | .630                      | 69,143              |
| 33%                  | .584                      | 74,589              |
| 34%                  | .542                      | 80,369              |
| 35%                  | .486                      | 89,630              |
| 36%                  | .440                      | 99,000              |
| 37%                  | .402                      | 108,358             |
| 38%                  | .368                      | 118,370             |
| 39%                  | .342                      | 127,369             |
| 40%                  | .318                      | 136,981             |
| 41%                  | .290                      | 150,207             |
| 42%                  | .266                      | 163,760             |
| 43%                  | .246                      | 177,073             |
| 44%                  | .230                      | 189,392             |
| 45% AND ABOVE        | .216                      | 201,667             |

# ALTERNATIVE A

## R-1A, R-1B, & R-1C DENSITY AND MINIMUM LOT SIZE STANDARDS – NEW SUBDIVISIONS – 10K MIN LOT SIZE

| AVERAGE LOT<br>SLOPE | DWELLINGS<br>PER NEW ACRE | MINIMUM<br>LOT SIZE |
|----------------------|---------------------------|---------------------|
| 1 - 10%              | 4.356                     | 10000               |
| 11%                  | 4.071                     | 10700               |
| 12%                  | 3.821                     | 11400               |
| 13%                  | 3.600                     | 12100               |
| 14%                  | 3.403                     | 12800               |
| 15%                  | 3.227                     | 13500               |
| 16%                  | 3.068                     | 14200               |
| 17%                  | 2.723                     | 16000               |
| 18%                  | 2.447                     | 17800               |
| 19%                  | 2.222                     | 19600               |
| 20%                  | 2.036                     | 21400               |
| 21%                  | 1.878                     | 23200               |
| 22%                  | 1.742                     | 25000               |
| 23%                  | 1.625                     | 26800               |
| 24%                  | 1.523                     | 28600               |
| 25%                  | 1.433                     | 30400               |
| 26%                  | 1.344                     | 32400               |
| 27%                  | 1.266                     | 34400               |
| 28%                  | 1.197                     | 36400               |
| 29%                  | 1.134                     | 38400               |
| 30%                  | 1.078                     | 40400               |
| 31%                  | 1.027                     | 42400               |
| 32%                  | 0.945                     | 46100               |
| 33%                  | 0.875                     | 49800               |
| 34%                  | 0.814                     | 53500               |
| 35%                  | 0.730                     | 59700               |
| 36%                  | 0.661                     | 65900               |
| 37%                  | 0.602                     | 72300               |
| 38%                  | 0.553                     | 78700               |
| 39%                  | 0.512                     | 85100               |
| 40%                  | 0.476                     | 91500               |
| 41%                  | 0.435                     | 100200              |
| 42%                  | 0.400                     | 108900              |
| 43%                  | 0.370                     | 117600              |
| 44%                  | 0.345                     | 126300              |
| 45% AND ABOVE        | 0.325                     | 134000              |

# ALTERNATIVE B

## R-1A, R-1B, & R-1C DENSITY AND MINIMUM LOT SIZE STANDARDS – NEW SUBDIVISIONS – 20K MIN LOT SIZE

| AVERAGE LOT<br>SLOPE | DWELLINGS<br>PER NEW ACRE | MINIMUM<br>LOT SIZE |
|----------------------|---------------------------|---------------------|
| 1 – 10%              | 2.178                     | 20000               |
| 11%                  | 2.036                     | 21400               |
| 12%                  | 1.911                     | 22800               |
| 13%                  | 1.800                     | 24200               |
| 14%                  | 1.702                     | 25600               |
| 15%                  | 1.614                     | 27000               |
| 16%                  | 1.534                     | 28400               |
| 17%                  | 1.362                     | 32000               |
| 18%                  | 1.224                     | 35600               |
| 19%                  | 1.111                     | 39200               |
| 20%                  | 1.018                     | 42800               |
| 21%                  | 0.939                     | 46400               |
| 22%                  | 0.871                     | 50000               |
| 23%                  | 0.813                     | 53600               |
| 24%                  | 0.762                     | 57200               |
| 25%                  | 0.717                     | 60800               |
| 26%                  | 0.672                     | 64800               |
| 27%                  | 0.633                     | 68800               |
| 28%                  | 0.599                     | 72800               |
| 29%                  | 0.567                     | 76800               |
| 30%                  | 0.539                     | 80800               |
| 31%                  | 0.514                     | 84800               |
| 32%                  | 0.473                     | 92200               |
| 33%                  | 0.438                     | 99600               |
| 34%                  | 0.407                     | 107000              |
| 35%                  | 0.365                     | 119400              |
| 36%                  | 0.331                     | 131800              |
| 37%                  | 0.301                     | 144600              |
| 38%                  | 0.277                     | 157400              |
| 39%                  | 0.256                     | 170200              |
| 40%                  | 0.238                     | 183000              |
| 41%                  | 0.218                     | 200400              |
| 42%                  | 0.200                     | 217800              |
| 43%                  | 0.185                     | 235200              |
| 44%                  | 0.173                     | 252600              |
| 45% AND ABOVE        | 0.163                     | 268000              |

# ALTERNATIVE C

## R-1A, R-1B, & R-1C DENSITY AND MINIMUM LOT SIZE STANDARDS – NEW SUBDIVISIONS – 30K MIN LOT SIZE

(IDENTICAL TO CURRENT HRO – HILLSIDE RESIDENTIAL & OPEN SPACE  
SLOPE/DENSITY RATIO)

| AVERAGE LOT<br>SLOPE | DWELLINGS<br>PER NEW ACRE | MINIMUM<br>LOT SIZE |
|----------------------|---------------------------|---------------------|
| 1 – 10%              | 1.452                     | 30292               |
| 11%                  | 1.357                     | 32100               |
| 12%                  | 1.274                     | 34192               |
| 13%                  | 1.200                     | 36300               |
| 14%                  | 1.134                     | 38413               |
| 15%                  | 1.076                     | 40483               |
| 16%                  | 1.023                     | 42581               |
| 17%                  | 0.908                     | 47974               |
| 18%                  | 0.816                     | 53382               |
| 19%                  | 0.741                     | 58785               |
| 20%                  | 0.679                     | 64153               |
| 21%                  | 0.626                     | 69585               |
| 22%                  | 0.581                     | 74974               |
| 23%                  | 0.542                     | 80369               |
| 24%                  | 0.508                     | 85748               |
| 25%                  | 0.478                     | 91130               |
| 26%                  | 0.448                     | 97232               |
| 27%                  | 0.422                     | 103223              |
| 28%                  | 0.399                     | 109173              |
| 29%                  | 0.378                     | 115238              |
| 30%                  | 0.359                     | 121337              |
| 31%                  | 0.342                     | 127368              |
| 32%                  | 0.315                     | 138286              |
| 33%                  | 0.292                     | 149178              |
| 34%                  | 0.271                     | 160738              |
| 35%                  | 0.243                     | 179259              |
| 36%                  | 0.220                     | 198000              |
| 37%                  | 0.201                     | 216716              |
| 38%                  | 0.184                     | 236739              |
| 39%                  | 0.171                     | 254737              |
| 40%                  | 0.159                     | 273962              |
| 41%                  | 0.145                     | 300414              |
| 42%                  | 0.133                     | 327519              |
| 43%                  | 0.123                     | 354146              |
| 44%                  | 0.115                     | 378783              |
| 45% AND ABOVE        | 0.108                     | 403333              |



## ATTACHMENT D:

### RESULT OF PROPOSED AMENDMENTS ON CURRENT "POTENTIALLY SUBDIVIDABLE" LOTS

| APN         | ZONE | SITE NO. | STREET         | LAND USE | SLOPE  | AREA  | POTENTIALLY SUBDIVIDABLE BASED ON<br>SLOPE RANGE FOR PROPERTY AND: |                                |                                      |                                      |
|-------------|------|----------|----------------|----------|--------|-------|--|--------------------------------|--------------------------------------|--------------------------------------|
|             |      |          |                |          |        |       | 10k s.f. min.<br>[Alternative<br>A]                                | 15k s.f. min.<br>[Recommended] | 20k s.f. min.<br>[Alternative<br>B ] | 30k s.f. min.<br>[Alternative C<br>] |
| 044 290 010 | R1B  | 727      | Alameda        | SFR      | 0-10%  | 12600 |  |                                |                                      |                                      |
| 044 290 450 | R1B  | 751      | Alameda        | CHURCH   | 0-10%  | 87556 | Yes  | Yes                            | Yes                                  | Yes                                  |
| 045 113 210 | R1B  | 1315     | Alameda        | CHURCH   | 0-10%  | 48337 | Yes  | Yes                            | Yes                                  |                                      |
| 043 161 920 | R1B  | 2834     | Alhambra Dr    | SFR      | 20-30% | 17892 |  |                                |                                      |                                      |
| 043 161 930 | R1B  | 2848     | Alhambra Dr    | SFR      | 20-30% | 19575 |  |                                |                                      |                                      |
| 043 222 060 | R1B  | 2931     | Alhambra Dr    | SFR      | 20-30% | 22000 |  |                                |                                      |                                      |
| 043 222 050 | R1B  | 2933     | Alhambra Dr    | SFR      | 10-20% | 14900 |  |                                |                                      |                                      |
| 045 083 040 | R1B  | 1109     | Alomar Way     | SFR      | 20-30% | 12800 |  |                                |                                      |                                      |
| 045 083 050 | R1B  | 1115     | Alomar Way     | SFR      | 20-30% | 15440 |  |                                |                                      |                                      |
| 044 093 040 | R1B  | 2015     | Arbor Ave      | SFR      | 10-20% | 13500 |  |                                |                                      |                                      |
| 044 093 130 | R1B  | 2035     | Arbor Ave      | SFR      | 10-20% | 14336 |  |                                |                                      |                                      |
| 045 204 040 | R1A  | NA       | ArdenLn        | VACANT   | 40-50% | 24792 |  |                                |                                      |                                      |
| 044 242 060 | R1B  | 2119     | Arthur Ave     | MFR      | 10-20% | 13208 |  |                                |                                      |                                      |
| 043 301 170 | R1B  | NA       | Barclay Way    | VACANT   | 10-20% | 13000 |  |                                |                                      |                                      |
| 044 051 140 | R1B  | NA       | Bayview Ave    | VACANT   | 20-30% | 30883 |  |                                |                                      |                                      |
| 043 121 310 | R1B  | 2706     | Belmont Canyon | SFR      | 0-10%  | 12800 |  |                                |                                      |                                      |
| 043 106 110 | R1B  | 2741     | Belmont Canyon | SFR      | 0-10%  | 13350 |  |                                |                                      |                                      |
| 043 082 020 | R1B  | 2900     | Belmont Canyon | SFR      | 10-20% | 26000 | Yes  |                                |                                      |                                      |
| 043 093 230 | R1B  | 3401     | Beresford Ave  | SFR      | 0-10%  | 12300 |  |                                |                                      |                                      |
| 043 021 530 | R1B  | 1900     | Bishop Rd      | SFR      | 20-30% | 15400 |  |                                |                                      |                                      |
| 045 204 220 | R1A  | 775      | Buckland Ave   | SFR      | 20-30% | 34465 |  |                                |                                      |                                      |
| 044 042 080 | R1B  | 2300     | Casa Bona Ave  | SFR      | 10-20% | 13250 |  |                                |                                      |                                      |
| 044 031 020 | R1B  | 2423     | Casa Bona Ave  | SFR      | 0-10%  | 13025 |  |                                |                                      |                                      |
| 044 023 010 | R1B  | 2219     | Cipriani Blvd  | SFR      | 0-10%  | 20200 | Yes  |                                |                                      |                                      |
| 044 014 090 | R1B  | 2111     | Coronet Blvd   | SFR      | 0-10%  | 12000 |  |                                |                                      |                                      |
| 044 043 450 | R1B  | 2211     | Coronet Blvd   | SFR      | 20-30% | 23625 |  |                                |                                      |                                      |
| 044 281 120 | R1B  | 818      | Covington Rd   | SFR      | 0-10%  | 25000 | Yes  |                                |                                      |                                      |
| 044 351 040 | R1B  | 1515     | Folger Dr      | MID PEN  | 0-10%  | 12197 |  |                                |                                      |                                      |
| 044 351 020 | R1B  | 1517     | Folger Dr      | SFR      | 10-20% | 14400 |  |                                |                                      |                                      |
| 043 241 060 | R1B  | 2102     | Forest Ave     | SFR      | 20-30% | 22800 |  |                                |                                      |                                      |
| 045 422 300 | R1A  | 2601     | Hallmark Dr    | SFR      | 20-30% | 23000 |  |                                |                                      |                                      |

|             |     |      |                 |             |        |       |     |     |     |     |
|-------------|-----|------|-----------------|-------------|--------|-------|-----|-----|-----|-----|
| 043 363 040 | R1A | 2900 | Hallmark Dr     | SFR         | 10-20% | 20150 | Yes |     |     |     |
| 043 131 040 | R1A | 2960 | Hallmark Dr     | SCHL/OFFICE | 10-20% | 25265 | Yes |     |     |     |
| 043 131 050 | R1A | 2996 | Hallmark Dr     | SFR         | 0-10%  | 23900 | Yes |     |     |     |
| 043 221 020 | R1B | 3303 | Haskins Dr      | SFR         | 20-30% | 16000 |     |     |     |     |
| 043 221 330 | R1B | NA   | Haskins Dr      | VACANT      | 20-30% | 14100 |     |     |     |     |
| 043 233 300 | R1B | 2801 | Highgate Ave    | SFR         | 20-30% | 13000 |     |     |     |     |
| 043 121 230 | R1B | 3416 | Hillcrest Dr    | SFR         | 0-10%  | 12166 |     |     |     |     |
| 045 151 320 | R1A | 817  | Holly Rd        | SFR         | 0-10%  | 20850 | Yes |     |     |     |
| 045 151 190 | R1A | 819  | Holly Rd        | SFR         | 10-20% | 27800 | Yes |     |     |     |
| 045 140 430 | R1A | 888  | Holly Rd        | SFR         | 0-10%  | 22494 | Yes |     |     |     |
| 043 151 200 | R1B | 1117 | Lassen Dr       | SFR         | 0-10%  | 13500 |     |     |     |     |
| 043 301 010 | R1B | 2533 | Lincoln Ave     | SFR         | 0-10%  | 13860 |     |     |     |     |
| 043 115 240 | R1B | 3401 | Lodge Dr        | SFR         | 10-20% | 12275 |     |     |     |     |
| 043 114 350 | R1B | 3428 | Lodge Dr        | SFR         | 0-10%  | 17526 |     |     |     |     |
| 043 221 090 | R1B | 3209 | Longfellow Dr   | CHURCH      | 10-20% | 12423 |     |     |     |     |
| 043 350 040 | R1B | 3266 | Lori Dr         | SFR         | 0-10%  | 15665 |     |     |     |     |
| 044 042 010 | R1B | 2140 | Lyon Ave        | SFR         | 20-30% | 19700 |     |     |     |     |
| 044 054 250 | R1C | NA   | Lyon Ave        | VACANT      | 10-20% | 10446 |     |     |     |     |
| 044 191 030 | R1B | 406  | Middle Rd       | SFR         | 10-20% | 21000 | Yes |     |     |     |
| 044 101 270 | R1B | 1709 | Mills Ave       | SFR         | 0-10%  | 14866 |     |     |     |     |
| 044 211 030 | R1A | 796  | Miramar Ter     | SFR         | 0-10%  | 21700 | Yes |     |     |     |
| 043 311 710 | R1B | 2636 | Monte Cresta Dr | SFR         | 20-30% | 17900 |     |     |     |     |
| 043 061 510 | R1B | 3700 | Naughton Ave    | SFR         | 10-20% | 12500 |     |     |     |     |
| 043 274 010 | R1B | 2713 | Newlands Ave    | SFR         | 10-20% | 21350 | Yes |     |     |     |
| 044 353 110 | R1B | 1546 | Notre Dame Ave  | SFR         | 20-30% | 12770 |     |     |     |     |
| 044 062 390 | R1B | 1803 | Notre Dame Ave  | SFR         | 0-10%  | 13880 |     |     |     |     |
| 044 342 510 | R1B | 1511 | Pine Knoll Dr   | SFR         | 10-20% | 12500 |     |     |     |     |
| 043 122 170 | R1B | 3300 | Plateau Dr      | SFR         | 10-20% | 12600 |     |     |     |     |
| 044 251 010 | R1B | NA   | Prindle Rd      | VACANT      | 0-10%  | 12142 |     |     |     |     |
| 044 271 050 | R1B | 2134 | Pullman Ave     | SFR         | 20-30% | 16000 |     |     |     |     |
| 045 081 460 | R1B | 1815 | Ralston Ave     | SFR         | 0-10%  | 23980 | Yes |     |     |     |
| 043 182 060 | R1B | 2600 | Ralston Ave     | CHURCH      | 0-10%  | 96703 | Yes | Yes | Yes | Yes |
| 043 115 160 | R1B | 2710 | Ralston Ave     | CHURCH      | 0-10%  | 37026 | Yes | Yes |     |     |
| 043 102 110 | R1B | 2980 | Ralston Ave     | SFR         | 10-20% | 18700 |     |     |     |     |
| 043 322 310 | R1B | 2827 | San Juan Blvd   | SFR         | 20-30% | 13104 |     |     |     |     |
| 043 173 370 | R1B | 2904 | San Juan Blvd   | SFR         | 10-20% | 18490 |     |     |     |     |
| 043 173 170 | R1B | 2942 | San Juan Blvd   | SFR         | 10-20% | 14400 |     |     |     |     |
| 043 162 910 | R1B | NA   | San Juan Blvd   | VACANT      | 30-40% | 13080 |     |     |     |     |
| 045 212 010 | R1A | 495  | Shelford Ave    | SFR         | 30-40% | 41800 |     |     |     |     |
| 043 253 030 | R1B | 2112 | Shirley Rd      | SFR         | 10-20% | 12820 |     |     |     |     |

|             |     |      |                |     |        |       |     |     |  |  |
|-------------|-----|------|----------------|-----|--------|-------|-----|-----|--|--|
| 043 053 010 | R1B | 4101 | Skymont Dr     | SFR | 20-30% | 12600 |     |     |  |  |
| 045 222 180 | R1B | 1531 | Solana Dr      | SFR | 10-20% | 16300 |     |     |  |  |
| 044 181 700 | R1B | 510  | South Rd       | SFR | 0-10%  | 34945 | Yes | Yes |  |  |
| 044 183 120 | R1A | 530  | South Rd       | SFR | 10-20% | 21560 | Yes |     |  |  |
| 045 151 010 | R1A | 800  | South Rd       | SFR | 10-20% | 28750 | Yes |     |  |  |
| 045 201 190 | R1A | 1320 | Talbryn Dr     | SFR | 30-40% | 58806 |     |     |  |  |
| 044 062 210 | R1B | 1790 | Terrace Dr     | SFR | 10-20% | 13000 |     |     |  |  |
| 043 261 010 | R1B | 2200 | Thurm Ave      | SFR | 0-10%  | 15000 |     |     |  |  |
| 043 122 110 | R1B | 3225 | Upper Lock Ave | SFR | 20-30% | 12102 |     |     |  |  |
| 043 203 060 | R1B | 3234 | Upper Lock Ave | SFR | 20-30% | 36000 |     |     |  |  |
| 045 211 160 | R1A | 1525 | Vine St        | SFR | 20-30% | 32490 |     |     |  |  |
| 045 202 120 | R1A | 1528 | Vine St        | SFR | 20-30% | 24300 |     |     |  |  |
| 044 221 110 | R1B | 141  | Virginia Ave   | SFR | 10-20% | 14048 |     |     |  |  |
| 044 112 250 | R1B | 1506 | Williams Ave   | SFR | 0-10%  | 13500 |     |     |  |  |
| 044 112 150 | R1B | 1525 | Winding Way    | SFR | 10-20% | 15100 |     |     |  |  |

**Total:            20 Lots                    5 Lots                    3 Lots                    2 Lots**

Summary:

| <b>Slope</b> | <b># of Parcels</b> |
|--------------|---------------------|
| 0-10%        | 29                  |
| 10-20%       | 29                  |
| 20-30%       | 24                  |
| 30-40%       | 3                   |
| 40-50%       | 1                   |
| <b>Total</b> | 86                  |